

REGULAR MEETING OF THE CALEDONIA CITY COUNCIL  
CITY COUNCIL CHAMBERS, CITY HALL  
CALEDONIA, MINNESOTA  
Monday, June 10, 2019

CALL TO ORDER: Following due call and notice thereof, Mayor DeWayne “Tank” Schroeder called the meeting to order at 6:00 p.m. in the Council Chambers of City Hall.

PLEDGE OF ALLEGIANCE: Mayor Schroeder led the Council, City staff, and visitors in stating the Pledge of Allegiance.

ROLL CALL: Council members present: Mayor Schroeder, Paul Fisch, David Fitzpatrick, Brad Rykhus, and Randi Vick. City staff present: Casey Klug, public works and zoning director; Adam Swann, clerk/administrator. Visitor(s) present: Dave Augedahl; Eric “Buck” Cordes; Dave Erickson; Mary Hauser; Steven Kiesau; John Klug; Todd Lemke, Caledonia Auto Repair, LLC; Carter Mann; and Craig Moorhead, *Caledonia Argus*.

CONSENT AGENDA: Member Fisch moved to approve the consent agenda. Member Vick seconded the motion. All members present voted in favor of the motion, and the motion passed. The consent agenda comprised the following items:

- a. Approval of minutes from May 29, 2019 special City Council meeting
- b. Approval of application by American Legion Post 191 for 1-day temporary on-sale liquor license on July 12, 2019 at Veterans Memorial Park baseball fields

PUBLIC COMMENT: None.

PUBLIC WORKS AND ZONING DIRECTOR:

a. Updates:

i. Status of paving projects on E. South St., S. First St., Esch Dr., W. Washington St., Old Highway Dr., and N. Kingston St.: Klug provided the following street updates:

- a) N. Kingston St. was getting the second lift of asphalt, and the contractors were working on installing the sod. The substantial completion date for the project was June 29, 2019.
- b) Esch Drive had been paved, but the striping needed to be fixed.
- c) Milling and paving of W. Washington St. was going to start after some sections of curb were repaired.
- d) E. South St. and S. First St. had been paved, but there were problems with the paving on S. First St.; the pavement was not draining properly on S. First St.

CLERK/ADMINISTRATOR:

a. Updates:

i. 2018 population estimate from Minnesota state demographer: Swann reported that the City had received its 2018 population estimate from the Minnesota State Demographer’s Office. The 2018 estimate showed a population of 2,824 people and 1,251 households. These were increases from the 2017 estimates of 2,821 people and 1,248 households.

NEW BUSINESS:

a. Public hearing re application by Caledonia Auto Repair, LLC for conditional use permit at 205 S. Marshall St. to install solar power system and structure in commercial district: At 6:15

p.m. Member Vick moved to adjourn the regular City Council meeting and convene a public hearing regarding the application by Caledonia Auto Repair, LLC for a conditional use permit at 205 S. Marshall St. to install a solar power system and structure in a commercial district. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed. At 6:15 p.m. the public hearing was convened. Klug reported that the applicant, Caledonia Auto Repair, LLC, wanted to install solar panels on the roof of the building at 205 S. Marshall St., which required a conditional use permit because it was a commercial district. Todd Lemke was present on behalf of the applicant and reported that the panels were going to be installed at a 10-degree angle. Klug reported that the panels probably wouldn't be visible behind the wall that was on the roof. Klug further reported that notice of the public hearing had been provided to everyone within 300 feet of the property; the City hadn't received any opposition to the application from the neighbors. At 6:20 p.m. Member Rykhus moved to adjourn the public hearing and reconvene the regular City Council meeting. Member Vick seconded the motion. All members present voted in favor of the motion, and the motion passed. The regular City Council meeting reconvened at 6:20 p.m.

b. Consideration of application by Caledonia Auto Repair, LLC for conditional use permit at 205 S. Marshall St. to install solar power system and structure in commercial district: Council made the following findings regarding the application by Caledonia Auto Repair, LLC for a conditional use permit to install a solar power system and structure in a commercial district:

The proposed use would not create issues for the health, safety, morals, and general welfare of the occupants of the surrounding lands; and

- (i) The use would not create an excessive burden on existing parks, schools, and other public facilities and utilities that serve the area.
- (ii) The use would be sufficiently compatible or separated by distance or screening from adjacent residentially zoned or used land so that existing homes would not be depreciated in value and there would not be deterrence to the development of vacant land because the proposed solar panels were going to be placed on the roof of the building and would not be visible.
- (iii) The structure and site would have an appearance that would not have an adverse effect upon adjacent residential properties because the roof had a 3-foot wall that would screen the roof and the solar panels.
- (iv) The proposed use was reasonably related to the overall needs of the City and to the existing land use because the solar panels were going to be placed on the roof, and the property owner should be allowed to use it.
- (v) The use was consistent with the purposes of the zoning chapter of City Code and the purposes of the B-1, Central Business District because solar power systems and structures were permitted as a conditional use in a commercial district.
- (vi) The use was not in conflict with the comprehensive plan of the City because it was the first one in the City.
- (vii) The use would not cause traffic hazards or congestion because the solar power system would not be visible, so people shouldn't be looking at it while driving.

(viii) Adequate utilities, access roads, drainage and necessary facilities were present because the solar panels were going to be installed on the roof and the roof had adequate drainage.

Based upon the preceding findings of fact, Member Rkyhus moved to grant a conditional use permit to Caledonia Auto Repair, LLC to install a solar power system and structure at 205 S. Marshall Street. Member Vick seconded the motion. All members present voted in favor of the motion, and the motion passed.

c. Public hearing re petition by majority of abutting landowners to vacate W. Grant Lane: At 6:26 p.m. Member Vick moved to adjourn the regular City Council meeting to hold a public hearing on a petition by the majority of abutting landowners to vacate W. Grant Lane. Klug reported that the City had received a petition from John and Mary Hauser and a majority of the property owners (i.e., Carter Mann, Pete Molling, Catherine Klug, Susan Kiesau, and Steven Kiseau) to vacate W. Grant Lane. The only property owner not to sign the petition was Herbie Erickson. The proposal would split the 60-foot-wide road in half with each side receiving 30 feet.

The following members of the public were present and addressed the Council about the petition:

- (i) Eric “Buck” Cordes stated that the City hadn’t maintained the street consistently. Cordes stated that if the street was vacated, the Farmhouse would use the street for additional parking.
- (ii) Dave Augedahl inquired about the process by which Pete Molling received W. Grant Street when it was vacated.
- (iii) John Klug said the street vacation would save the City money because the City wouldn’t have to maintain it.

At 7:02 p.m. Member Fitzpatrick moved to adjourn the public hearing and reconvene the regular City Council meeting. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed. The regular City Council meeting reconvened at 7:02 p.m.

d. Consideration of petition by majority of abutting landowners to vacate W. Grant Lane: Member Vick moved to table discussion on the petition until the next City Council meeting on June 24, 2019. Member Fitzpatrick seconded the motion. All members present voted in favor of the motion, and the motion passed.

e. Public hearing re petition by majority of abutting landowners to vacate N. Decorah St.: At 7:04 p.m. Member Fisch moved to adjourn the regular City Council meeting to hold a public hearing on a petition by the majority of abutting landowners to vacate N. Decorah Street. Klug reported that the City had received a petition from John and Mary Hauser and a majority of the property owners (i.e., Pete Molling, Susan Kiesau, and Steven Kiseau) to vacate W. Grant Lane. The property owners who did not sign the petition were Chad Augedahl, Mark Augedahl, and

Brent Augedahl. The proposal would split the 60-foot-wide road in half with each side receiving 30 feet.

The following members of the public were present and addressed the Council about the petition:

- (i) Eric “Buck” Cordes stated that the City hadn’t maintained the street consistently and that the street wasn’t functional. Cordes later stated that he would be okay with the street remaining a City street if the City maintained it better.
- (ii) Dave Augedahl stated that he’s maintained the road and thinks it should be his property. Augedahl further expressed that he would prefer the road remain a City street if he didn’t receive the entire road. Augedahl stated that a lot of people used the road as a shortcut.
- (iii) Steve Kiesau stated that he didn’t think the road benefited anyone if the City didn’t improve N. Decorah Street. Kiesau stated that vacating the road would increase the property valuations of the abutting properties and generate more taxes. Kiesau further believed that vacating the street would make it easier for the public to know who owned the street.

Several property owners and members of the public expressed frustration with one another regarding how the City street had been used (e.g., vehicles and other obstructions had been parked on the road in front of driveways). Mayor Schroeder requested the members of the public remain civil to one another and emphasized that the purpose of the hearing was to make the community better not worse.

At 7:49 p.m. Member Vick moved to adjourn the regular public hearing and reconvene the regular City Council meeting. Member Fitzpatrick seconded the motion. All members present voted in favor of the motion, and the motion passed. The regular City Council meeting reconvened at 7:49 p.m.

f. Consideration of petition by majority of abutting landowners to vacate N. Decorah St.: By consensus the members decided to table discussion on the petition until the next City Council meeting on June 24, 2019.

g. Overtime report: Members reviewed the overtime report for the pay period May 20, 2019 – June 2, 2019. No further action was taken by the Council.

h. Prepaid claims: Members reviewed the prepaid claims for the period May 15, 2019 – June 7, 2019, which totaled \$257,892.95. Member Fisch moved to approve the prepaid claims as presented. Member Fitzpatrick seconded the motion. All members present voted in favor of the motion, and the motion passed.

i. Claims payable: Members reviewed the claims payable for June 2019, which totaled \$173,495.60. Member Fisch moved to approve the claims payable as presented. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed.

ANNOUNCEMENTS:

- a. The next regular Council meeting was scheduled for Monday, June 24, 2019.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Member Fisch, seconded by Member Fitzpatrick. All members present voted in favor, and the motion was declared carried to adjourn at 8:09 p.m.

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DeWayne "Tank" Schroeder  
Mayor

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Adam G. Swann  
Clerk/Administrator